

YOUNG PEOPLES
HALL

Hull
Gregson
Hull

01305 822222
hgh.co.uk

FOR SALE

Easton Street
Portland, DT5 1BP

 3  2  1  C

Offers In Excess Of
£365,000 Freehold

Hull
Gregson
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Easton Street

Portland, DT5 1BP

- Immaculately Presented Detached Home
- Three Double Bedrooms
- Vaulted Ceilings
- Enclosed Courtyard Garden
- Secluded Position
- Integrated Appliances
- Large Entrance Hall
- Modern Kitchen with Island
- Light and Airy Accommodation
- Short Stroll to Easton Square





Built from timeless Portland Stone, this property offers a rare opportunity to acquire a piece of the local history. Formally the 'Young People Hall' for The Salvation Army, the sizeable property boasts vaulted ceilings, an impressive open plan lounge / kitchen as well as three double bedrooms, a ground floor shower room & first floor family bathroom.



As you step into this modern house, you'll be greeted by a sizeable entrance vestibule with ample space for console table, shoe & coat storage and a cupboard housing boiler. Leading through the hall, a modern shower room is positioned on the left, adjacent the bedroom three - a well



proportioned double room with large window & skylight.

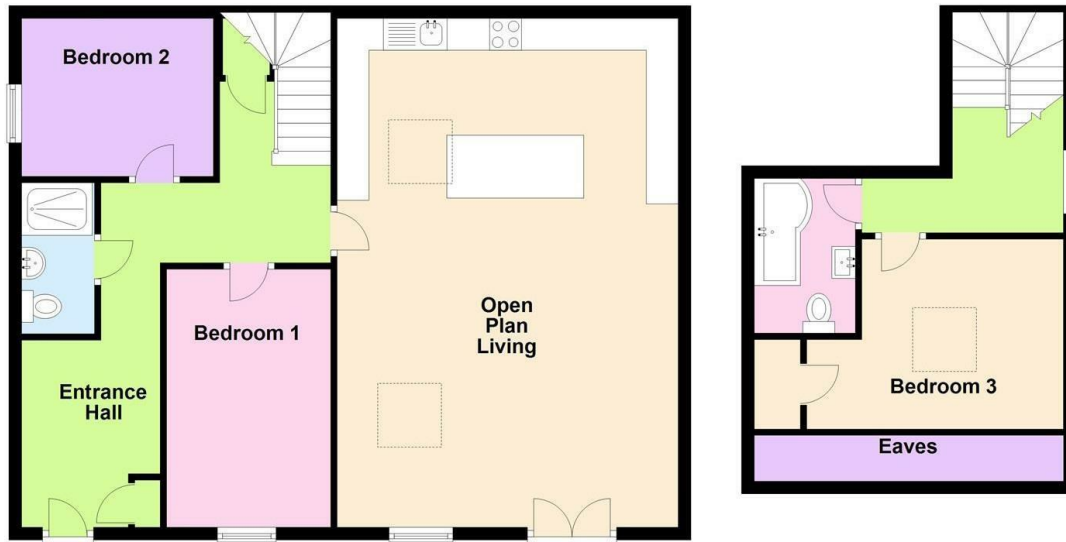
Bedroom two is situated to the front of the property and also benefits from a large window, allowing ample morning sun to flood in.

The modern white gloss kitchen, complete with an island and integrated appliances is a wonderful space entertaining guests or simply enjoying family meals. The living space boasts a doors out to a courtyard garden, electric log effect fire, vaulted ceilings and ample space for sizeable furniture.

To the top floor is a large landing with internal window overlooking the reception space, a third double room with large skylight, exposed beams, walk in wardrobe and a modern family bathroom. The bathroom consists of neutral tiles, a freestanding bath, basin, WC and heated towel rail.



Outside is a well proportioned courtyard garden which enjoys an easterly aspect, perfect for enjoying a coffee in the morning sun. The space also occupies a large shed as well as ample space for a seating area and potted plants.



Open Plan Living Room / Kitchen

26'3" x 17'7" (8.00m x 5.36m)

Bedroom One

13'4" x 8'5" (4.06m x 2.57m)

Bedroom Two

10' x 8'5" (3.05m x 2.57m)

Bedroom Three

12'5" x 8'2" (3.78m x 2.49m)

Wet Room

8'6" x 4'7" (2.6 x 1.4)

Bathroom

7'10" x 5'10" (2.4 x 1.8)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	